

In re:  
Kona L Taylor  
Debtor

Case No. 21-11281-mdc  
Chapter 13

## CERTIFICATE OF NOTICE

District/off: 0313-2

User: admin

Page 1 of 1

Date Rcvd: Jul 27, 2022

Form ID: pdf900

Total Noticed: 1

The following symbols are used throughout this certificate:

**Symbol**      **Definition**

- + Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

**Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jul 29, 2022:**

Recip ID	Recipient Name and Address
db	+ Kona L Taylor, 4451 Glenwood Drive, Perkiomenville, PA 18074-9491

TOTAL: 1

**Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.**

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

## BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, \*duplicate of an address listed above, \*P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

## NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Jul 29, 2022

Signature: /s/Gustava Winters

---

## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on July 27, 2022 at the address(es) listed below:

Name	Email Address
BRAD J. SADEK	on behalf of Debtor Kona L Taylor brad@sadeklaw.com bradsadek@gmail.com;sadek.bradj.r101013@notify.bestcase.com;documents@sadeklaw.com
KENNETH E. WEST	ecfemails@ph13trustee.com philaecf@gmail.com
LEON P. HALLER	on behalf of Creditor PHFA lhaller@pkh.com dmaurer@pkh.com;mgutshall@pkh.com
REBECCA ANN SOLARZ	on behalf of Creditor PHFA bkgroup@kmllawgroup.com rsolarz@kmllawgroup.com
United States Trustee	USTPRegion03.PH.ECF@usdoj.gov

TOTAL: 5

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

IN RE: :  
Kona L. Taylor : Chapter 13  
: Case No.: 21-11281-MDC  
Debtor(s) :  
:

**PROPOSED ORDER GRANTING DEBTOR'S MOTION FOR AUTHORITY TO SELL  
REAL PROPERTY**

**AND NOW**, this 27th day of July 2022, upon consideration of the Motion for Authority to Sell Real Property filed by the debtor, upon notice to all interested parties, upon the filing, and any response thereto, and after a hearing before the Court and for good cause shown, it is hereby

**ORDERED**, that the debtor is granted permission to sell their real property located at 4451 Glenwood Drive, Perkiomenville, PA (“Property”), for the sale price of \$273,200, pursuant to the terms of a certain real estate agreement of sale dated as of July 8, 2022, to the buyers thereunder, Ryan E. Klosinski and Colton J. Hagar (“Buyer”), who has been represented to be purchasing the Property at arms-length.

The proceeds of the sale, including any funds held as a deposit made by or on behalf of the Buyer, shall be distributed in the approximate following manner:

- |    |  |           |
|----|--|-----------|
| 1. | Ordinary and reasonable settlement costs, including,<br>but not limited to those related to notary services, deed<br>preparation, disbursements, express shipping, surveys,<br>municipal certifications, or any other such routine matters | \$1,366   |
| 2. | Liens paid at closing-   | \$180,000 |
| 3. | Real estate taxes, sewer, trash and/or other such items  | \$2,732   |
| 4. | Property repairs, if any   | \$_____   |
| 5. | Real estate commission, at no greater than 6%  | \$16,392  |
| 6. | Attorney's fees, if any  | \$_____   |
| 7. | Any small (less than \$300) allowances agreed to be made<br>to Buyer to settle any unforeseen dispute arising at<br>settlement   | \$_____   |

8. Other	\$ _____
ESTIMATED AMT DUE TO SELLER(S)	\$ <u>72,710</u>

This Order is contingent upon the mortgage lien(s) held by Pennsylvania Housing Finance Agency being paid in full at closing pursuant to a proper payoff quote obtained prior to and good through the closing date; or any short payoff is approved by Pennsylvania Housing Finance Agency; and Debtor shall have ninety (90) days from entry of this Order to sell the Property.

All secured creditors paid any proceeds from the sale shall file an amended proof of claim.

After paying all liens in full and all costs of sale and after the Debtor receives her exemption amount of \$25,150, the title clerk shall pay to Kenneth West, Chapter 13 Standing Trustee the remaining sale proceeds. Within fifteen (15) days of the sale of real property the Debtor shall file a Motion to Modify the Chapter 13 Plan setting forth the distribution of sale proceeds held by the Chapter 13 Trustee.

The title clerk shall fax ((215) 627-6299) a completed HUD-1 or settlement sheet from the closing directly to the trustee immediately upon the close of the settlement, and the trustee shall promptly notify the title company of his approval or objections to the sums to be disbursed.

Upon trustee approval, the title clerk shall fax a copy of the disbursement check to the trustee, and shall immediately transmit the actual disbursement check to the trustee by overnight courier.

Per Bankruptcy Rule 6004(h), the 14 day stay as to effect of this Order is hereby waived.

**BY THE COURT**

*Magdalene D. Coleman*  

---

**MAGDALENE D. COLEMAN**  
**CHIEF U.S. BANKRUPTCY JUDGE**